

20-143MPR – 54 S. HIGH ST. - PAINT

Summary

This is a request for a review and approval of a proposed repainting of an existing structure in the Historic District.

Site Location

East of South High Street, approximately 100-foot south of the intersection with Spring Hill Lane.

Zoning

BSD-HS, Bridge Street District Historic South

Property Owner

Richard and Amelia Jeffers

Applicant/Representative

Amelia Jeffers

Applicable Land Use Regulations

Zoning Code Section 153.174 and the *Historic Dublin Design Guidelines*.

Case Manager

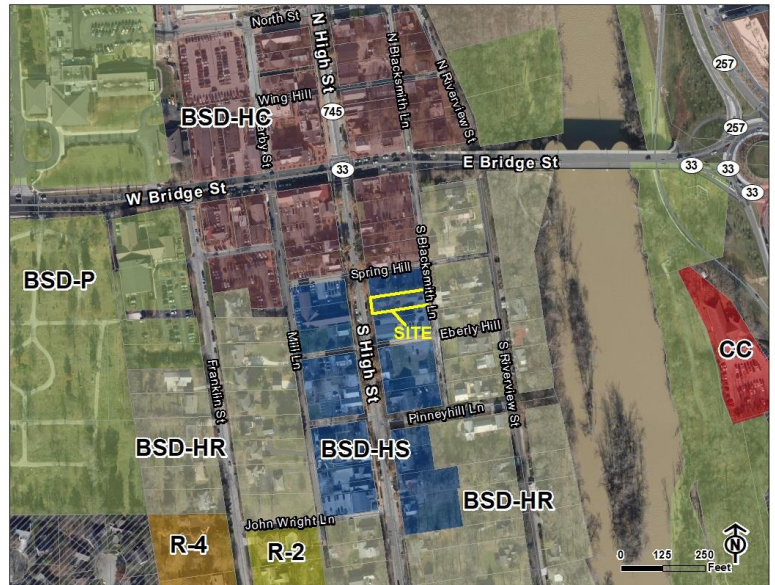
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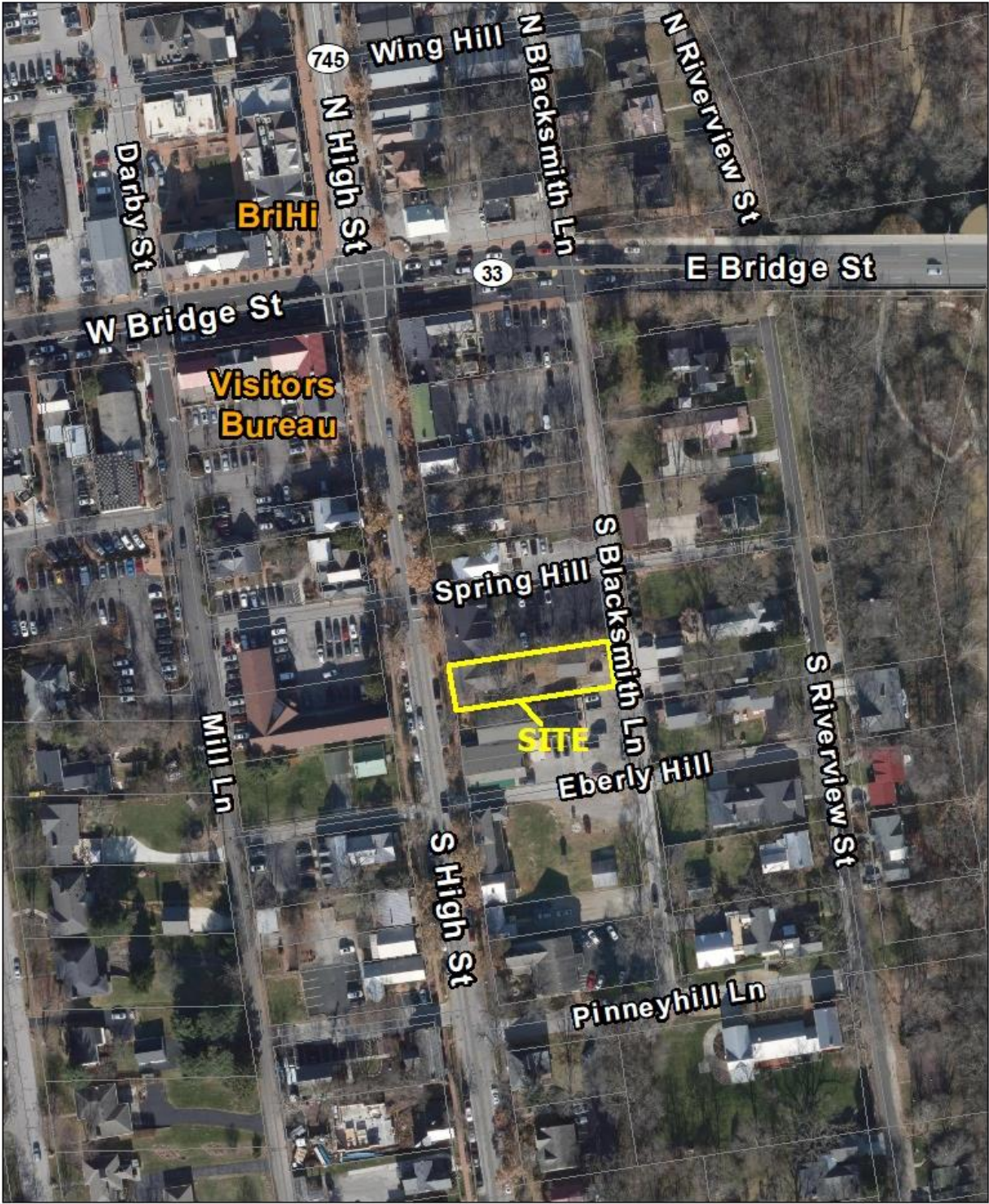
Next Steps

Upon review and approval by the ARB, the applicant may proceed with painting the building.

Zoning Map



1. Context Map



20-143MPR
Minor Project Review
Our Cupcakery
54 South High Street

0 55 110
Feet

A scale bar showing 0, 55, and 110 feet. To the right is a north arrow symbol consisting of a circle with an upward-pointing arrow and the letter 'N' inside.

2. Overview

Background

The 0.17-acre site has approximately 50 feet of frontage on the east side of S. High Street. The site consist of a single-story commercial building that rests on a stone foundation. The existing exterior walls are clad in wood shake shingle, and the roof is sheathed in asphalt shingles. The current color of the doors, windows, and trim are green with the shake siding being a light brown. The existing garage on the site is painted to match the principle building.

Site Characteristics

Natural Features

There are no significant natural features on the site.

Historic and Cultural Facilities

The property is located within the City of Dublin’s local Historic Dublin district and is listed in the National Register of Historic Places as part of the Dublin High Street Historic District. The property is recommended to remain a contributing resource to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village. According to the City of Dublin Historic and Cultural Assessment, the building has excellent integrity.

Surrounding Land Use and Development Character

North: BSD-HS: Historic South (Commercial/Office)
East: BSD-HR: Historic Residential (Residential)
South: BSD-HS: Historic South (Commercial/Office)
West: BSD-HS: Historic South (Commercial/Office)

Road, Pedestrian and Bike Network

Vehicular access is provided from S. Blacksmith Lane. Pedestrian facilities are provided along S. High Street.

Utilities

The site is serviced by public utilities.

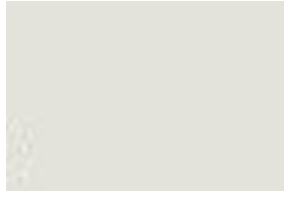
Proposal

This is a proposal to repaint an existing single-story commercial building with a total of three colors.

Details

The applicant is proposing to paint the entire exterior of the primary structure, including the shake siding, doors, windows, and trim. The detached garage at the rear of the property is proposed to be painted in the same manner as the primary structure. The shake siding is proposed to be painted a dark gray (Peppercorn; SW-7674), doors and windows (mullions and muntins only) a medium burgundy (Cerise; SW-6580), and trim an off white (Origami White; SW-7636). According to the *Historic Dublin Design Guidelines*, the proposed paint for the shake siding is darker and richer than is typical for a traditional mid-19th century commercial building, and the number of colors proposed typically would not have occurred on a building built in the mid-19th century.

However, it was not uncommon to see three colors used on structures built starting in the early 1860s. Staff is recommending that the applicant choose the Origami White color for the entirety of the windows, doors, overhead garage door and trim details, much like the existing conditions of the site.



Proposed colors from left to right: Peppercorn (SW-7674, shake siding), Origami White (SW-7636 trim details) and Cerise (SW-6580 doors and window mullions and muntins only)

3. Criteria

Minor Project Review

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met. The Minor Project meets all applicable plans and polices.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) The Minor Project is consistent with the record established by the Architectural Review Board.
Criteria Met. The Minor Project is consistent with the record established by the Architectural Review Board.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable use specific standards.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met with Condition. The proposal is for a total of three colors. This number of colors would not typically be applied to a building until the 1860s, approximately 10 years after the construction of this building. Staff is recommending that the applicant choose the Origami White color for the entirety of the window, door, overhead garage door and trim details, subject to Staff approval.

Board Order Standards of Review

- 1) The character and materials are compatible with the context.
Criteria Met. The proposal utilizes design elements to compliment the District.
- 2) Recognition and respect of historical or acquired significance.
Criteria Met. The proposal respects the historical significance of the existing building.

- 3) Compatible with relevant design characteristics.
Criteria Met. The applicant is proposing colors that are appropriate within the Historic District.
- 4) Appropriate massing and building form.
Not Applicable. No additions are proposed to the existing structure.
- 5) Appropriate color scheme.
Criteria Met with Condition. The color scheme consists of three colors that are deemed appropriate within the Historic District. However, the number of colors, per the Historic Dublin Design Guidelines, is more than would typically be applied to a building built in the 1850s. Staff is recommending that the applicant choose the Origami White color for the entirety of the window, door, overhead garage door and trim details, subject to Staff approval.
- 6) Complementary sign design.
Not Applicable. No signs are proposed as part of this application.
- 7) Appropriate landscape design.
Not Applicable. Landscaping is not proposed as part of this application.
- 8) Preservation of archaeological resources.
Not Applicable. No archaeological resources are impacted by this proposal.

Alterations to Buildings, Structure, and Site

- 1) Reasonable effort to minimize alteration of buildings and site.
Criteria Met. The proposal is solely to paint the existing building.
- 2) Conformance to original distinguishing character.
Criteria Met. The proposal does not significantly alter the original distinguishing character of the building.
- 3) Retention of historic building features and materials.
Criteria Met. The proposal retains the existing building features and building materials.
- 4) Alteration recognizes historic integrity and appropriateness.
Criteria. The proposal does not significant alter the historic integrity of the building.
- 5) Recognition and respect of historical or acquired significance.
Criteria Met. The proposed repainting is respectful of the site context within Historic Dublin.
- 6) Sensitive treatment of distinctive features.
Criteria Met. The proposal does not significantly alter distinctive features.

- 7) Appropriate repair or replacement of significant architectural features.
Not Applicable. The proposal does not include repair of significant architectural features.
- 8) Sensitively maintained historic building materials.
Not Applicable. The proposal does not impact any historic building materials.

4. Recommendations

Planning recommends **approval** of the **Minor Project Review** with one condition:

- 1) The applicant choose the Origami White color for the entirety of the window, pedestrian door, overhead garage door and trim details, subject to Staff approval.